

# \$1,195,000 - 89 Cranarch Heights Se, Calgary

MLS® #A2234791

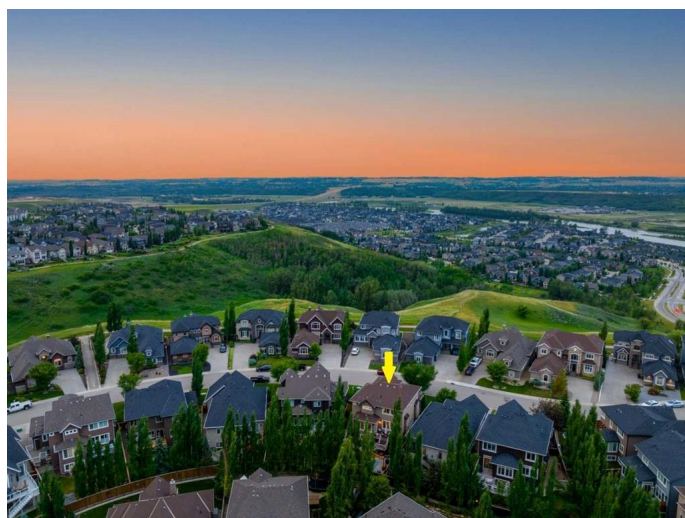
**\$1,195,000**

4 Bedroom, 4.00 Bathroom, 2,699 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to an exceptional residence in Cranston Estates. Nestled in an exclusive and private enclave, this magnificent home offers over 3,500 square feet of meticulous living space. Every detail showcases a high level of pride of ownership, quality craftsmanship, and countless upgrades, leaving nothing to be desired. Inside, the open layout flows effortlessly from the expansive main living and dining areas into a professional-grade kitchen. These spaces all overlook a sprawling, manicured backyard oasis, which is surrounded by breathtaking greenery and garden beds, creating a private and intimate natural enclosure perfect for hosting gatherings of all sizes. Ascend the grand staircase to the upper level, where you'll find a tranquil primary suite featuring a spa-like ensuite and a custom wardrobe. This floor is completed by two additional kids bedrooms, a generous shared bathroom, a spacious laundry room, a relaxing bonus room. The exceptional lower level is an entertainer's dream, offering the perfect space to watch the big game. It includes a dedicated poker/games area, an incredible custom-crafted bar, and a fourth bedroom or home gym, along with a guest bathroom. This one-of-a-kind home is just steps from the ridge pathway system that leads directly into Fish Creek Park. It's also within walking distance of schools, parks, playgrounds, and all the amenities Cranston has to offer. Call today to schedule a private tour or explore the home from anywhere with



the 3D VIRTUAL OPEN HOUSE TOUR.

Built in 2011

### Essential Information

MLS® #	A2234791
Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,699
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	89 Cranarch Heights Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0V6

### Amenities

Amenities	Clubhouse, Playground
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener, Window

	Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Many Trees, Private
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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